

\$305,000 - 206, 1108 6 Avenue Sw, Calgary

MLS® #A2252820

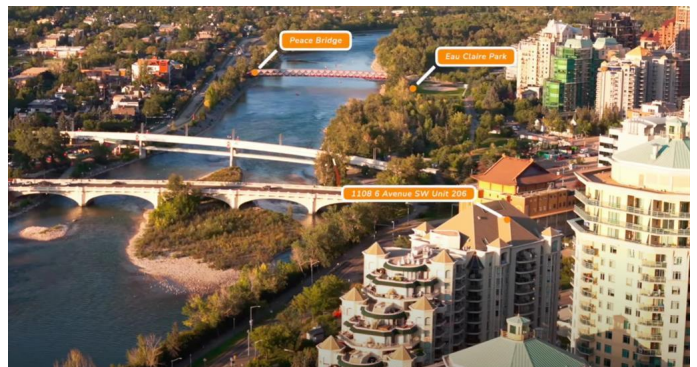
\$305,000

1 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Downtown West End, Calgary, Alberta

LOWEST PER SQ/FT IN THE AREA | FRESHLY RENOVATED | STEPS TO BOW RIVER PATHWAYS + PRINCE™S ISLAND PARK | MASSIVE 823 SQ/FT 1 BEDROOM UNIT | Welcome to The Marquis on 6 Ave SW, located in one of the best areas of West Downtown, within walking distance of everything including Eau Claire, Prince™s Island Park, Bow River Pathways, and just a quick stroll to the office. This massive one-bedroom unit has just been updated with brand new flooring, fresh paint, and new appliances throughout, making it a turn-key opportunity for the downtown condo buyer. Whether you™re a first-time home buyer or a savvy investor, this could be a wonderful unit for you. As you enter the unit you™ll notice a tremendous amount of natural light with the south exposure, extending onto a large sun-soaked patio. The unit features new stainless steel appliances, beautiful new vinyl flooring, and fresh paint throughout. The large kitchen with breakfast bar offers plenty of space to host friends and family, while the spacious living and dining area provides ample room to relax and watch a movie around the cozy gas fireplace, or enjoy a glass of wine on the patio. The large bedroom features another south-facing window, a generous walkthrough closet with access to the 4-pc bathroom, and a large in-suite laundry room. This unit comes with titled underground parking (very close to the stairs), a separate storage locker, and bike storage. The building itself features security



personnel and a well-appointed gym, yoga studio, and a private ownersâ€™ lounge, as well pets are allowed up to 20LBS, but location is truly everything here â€“ youâ€™re within steps of the Bow River pathway system, Eau Claire, Princeâ€™s Island Park (including River CafÃ©), Joeyâ€™s, Alforno Bakery, 1 block walk to the C-Train, and everything else downtown living offers. This really is the best section of Downtown. Please reach out today for a private showing.

Built in 2001

Essential Information

MLS® #	A2252820
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 1108 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Storage, Trash, Visitor Parking, Bicycle Storage, Secured Parking
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Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony, Courtyard, Storage
Construction	Concrete

Additional Information

Date Listed	August 31st, 2025
Days on Market	53
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
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